

Administrative Office: 215 S. 4th Street, Suite B, Hamilton, MT 59840 (406) 375-6516
September 13, 2007

Mike Brower
515 3rd Ave
Victor, MT 59875

RE: Victor Main Street – Hamilton House

Dear Mr. Brower:

On September 12, 2007 the Ravalli County Commissioners reviewed the drawings of the proposed remodel of the Hamilton House in Victor. It is our understanding that the remodel will extend the awning in the front and on the east end of the building. This extension will involve moving the supports to the curb bordering the boulevard and off of the walkway. It also will involve installation of railing between the supports with the exception of the areas directly in front of the entrances to the Hamilton House. In addition to enhancing the building, the remodel is intended to reduce the potential trip hazard due to the change in elevation between the boulevard and sidewalk directly in front of the Hamilton House.

We fully support your efforts to mitigate the potential for tripping in front of the Hamilton House. In December of 2005 Commissioner Chilcott and Skip Rosenthal met with Mark Mann, the previous owner, and at that time tentatively approved a similar plan and we are pleased the new owner had decided to proceed. The Commissioners will grant approval for the project as it impacts the County's right-of-way with the following provisions:

- Though part of the construction will be on County right-of-way, the awning and supports will continue to be the property and responsibility of the property owner. It will also be the property owner's responsibility to ensure the construction is of good quality and no hazards are created due to inadequate structural integrity or poor design.
- In the areas where traffic is routed to the entrance, signage will be installed to indicate a step from both entering and exiting the establishment or adjacent walkway.
- The County will provide and install a hazard strip on the sidewalk and/or step to identify the change in elevation in the identified openings.
- The property owner will retain responsibility to ensure the designated walkway is kept clear and free of obstructions or snow/ice.
- You will provide a timeline of when construction will begin and end.

Again, we thank you for taking these steps and will be available to you if you have any questions or concerns.

Sincerely,


James Rokosch, Board Chairman

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